



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING

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**FEBRUARY 3, 2015
PLANNING BOARD
REORGANIZATION & REGULAR MEETING MINUTES**

The meeting was called to order by Chair, Tom Hunter at 7:00 p.m.

FLAG SALUTE

NOTIFICATION OF MEETING

REORGANIZATION MEETING

Swearing in of members – New members, Brad Smith and Greg Seher were sworn in as well as returning members Betty Howell and Jeff Ciccone

ROLL CALL

Present: Thomas, Ciccone, Armstrong, Sugden, Howell, Smith, Seher, Preston, Hunter

Absent: Savell, Horton

Chairman Position – the Mayor nominated Tom Hunter, but he respectfully declined. Tom then nominated Bob Preston and the Mayor seconded it.

Motion to close nominations – Mayor Armstrong – second – Jeff Ciccone

All were in favor.

Vice-Chair Position – the Mayor nominated Tom Hunter, but he declined. The Mayor then nominated Betty Howell and Bob seconded it.

Motion to close nominations – Mayor Armstrong – second – Jeff Ciccone

All were in favor.

Board Attorney – Tom Hunter nominated Mike Malinsky – second – Mayor Armstrong

Motion to close nominations – Tom Hunter – second – Mayor Armstrong

All were in favor.

Board Engineer - Mayor nominated Andy Previti – second – Tom Hunter

Motion to close nominations – Tom Hunter – second – Mayor Armstrong

All were in favor.

Board Planner – Tom Hunter nominated Rob Reid – second – Mayor Armstrong
Motion to close nominations – Tom Hunter – second – Mayor Armstrong
All were in favor.

Traffic Engineer – Tom Hunter nominated Al Litwornia – second – Betty Howell
Motion to close nominations – Tom Hunter – second – Mayor Armstrong
All were in favor.

2015 Meeting Dates

Motion to approve – Tom Hunter – second – Mayor Armstrong
ROLL CALL: Thomas, yes; Ciccone, yes; Sugden, yes; Armstrong, yes; Howell, yes; Smith, yes;
Seher, yes; Preston, yes; Hunter, yes

Site Plan Waiver Committee – Bob Preston, Greg Seher and Greg Sugden

Finance Committee – Betty Howell, Kim Horton and Brad Smith

REGULAR MEETING

OLD BUSINESS:

Vote: Minutes of December 9, 2014
Motion to approve – Tom Hunter – second – Betty Howell
ROLL CALL: Thomas, yes; Howell, yes; Preston, yes; Hunter, yes

Vote: D&R for Appl. #13-2014 for ABVisions – Block 9.02, Lot 3.02 – 980 Pitney Road for Final Site
Plan Approval for 400 new rental units and 42 existing units
Motion to approve – Tom Hunter – second – Betty Howell
ROLL CALL: Thomas, yes; Howell, yes; Preston, yes; Hunter, yes

Vote: D&R for Appl. #14-2014 for Rodney Ruark – 127 New Jersey Avenue – Block 213 – Lot 10
for Site Plan Waiver Approval for a tax preparation business
Motion to approve – Tom Hunter – second – Betty Howell
ROLL CALL: Thomas, yes; Howell, yes; Preston, yes; Hunter, yes

BILLS

Rob Reid – \$357.50 for Rodney Ruark; \$990 for Conifer Realty; \$1,925 for ABVisions; \$1,952.50 for Absecon Gardens;

Andy Previti – \$82.50 for Jin Shan Liu; \$1,976.25 & 990.00 & \$82.50 for Conifer Realty; \$465 - \$3,606.25 & \$ 1,517.50 & \$123.75 for ABVisions and \$618.75 for Pep Boys;

Mike Malinsky - \$637 & \$312 for ABVisions; \$221 for Jin Shan Liu; \$221 & \$130 for Quresh Dahodwala; \$104 for Absecon Gardens

Al Litwornia - \$1,291.25 for Conifer Realty; \$3,053.75 for ABVisions

Motion to approve – Betty Howell – second – Tom Hunter

ROLL CALL: Thomas, yes; Ciccone, yes; Sugden, yes; Armstrong, yes; Howell, yes; Smith, yes; Seher, yes; Preston, yes; Hunter, yes

DISCUSSION

Absecon Gardens – Mayor explained the few last items that had to be completed. Two resolutions will be voted on at the 2/5 Council meeting that will finalize two of the conditions. The Master Deed and the regulations/condo documents are to have the condition that the garages in the townhomes not be turned into bedrooms. The pergola is not completed yet due to the weather, but they do plan on finishing it as soon as they can.

Mike Malinsky – read some provisions in the Master Deed dealing with the garage conditions

ADJOURNMENT

Motion to adjourn meeting – Tom Hunter – second – Greg Seher
All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: _____